

EXHIBIT 'B'

City of Austin:	Corridor Program	Parcel 5302.011 TCE
Corridor:	Burnet Road	0.0444 Acres, 1,933 Sq. Ft.
Segment:	BURN-C3	Page 1 of 12
Segment From:	Bright Verde Way	June 15, 2021
Limits To:	Loop 1	
CSJ:	1376-02-042	

DESCRIPTION OF PARCEL 5302.011 TCE

DESCRIPTION OF A 0.0444 OF ONE ACRE (1,933 SQUARE FOOT) PARCEL, CONSISTING OF THREE PARTS, OUT OF THE JAMES B. ROGERS SURVEY NO. 19, ABSTRACT NO. 659 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1-A, AMENDED PLAT OF LOT 7-A OF THE RESUB OF LOTS 7, 8, & 9, BLOCK A, LONGHORN BUSINESS PARK NO. 2 AND LOT 1, LONGHORN BUSINESS PARK NO. 3, A SUBDIVISION OF RECORD IN BOOK 96, PAGE 337, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 1-A CONVEYED TO KRAMER PLAZA LIMITED PARTNERSHIP BY DEED, EXECUTED OCTOBER 27, 1997, AS RECORDED IN VOLUME 13050, PAGE 2362, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0444 OF ONE ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED IN THREE PARTS BY METES AND BOUNDS AS FOLLOWS:

PART 1 0.0129 of one acre (562 square feet)

COMMENCING at a 1/2-inch iron rod found at the northeast corner of said Lot 1-A and said Kramer Plaza Limited Partnership tract, being at the northwest corner of Lot 7-A-1, in said Amended Plat of Lot 7-A of the Resub of Lots 7, 8, & 9, Block A Longhorn Business Park No. 2 and Lot 1, Longhorn Business Park No. 3 subdivision, being in the south line of a 10 foot wide street dedication of record in Book 74, Page 60, Plat Records, Travis County, Texas, and in the existing south right-of-way line of Kramer Lane (70 foot width right-of-way), from which a 1/2-inch iron rod found in the east line of said Lot 1-A and said Kramer Plaza Limited Partnership tract and the west line of said Lot 7-A-1, bears South 15°31'24" West 336.58 feet;

EXHIBIT "B"

City of Austin: Corridor Program
Corridor: Burnet Road
Segment: BURN-C3
Segment From: Bright Verde Way
Limits To: Loop 1
CSJ: 1376-02-042

Parcel 5302.011 TCE
0.0444 Acres, 1,933 Sq. Ft.
Page 2 of 12
June 15, 2021

DESCRIPTION OF PARCEL 5302.011 TCE

THENCE, along the north line of said Lot 1-A and said Kramer Plaza Limited Partnership tract, the south line of said 10 foot wide street dedication and the existing south right-of-way line of Kramer Lane, North 62°20'30" West 75.93 feet to a calculated point at the northeast corner of this parcel for the POINT OF BEGINNING, being 175.86 feet right of Engineer's Baseline Station 329+14.95, and having Surface Coordinates of N=10,118,156.93 E=3,120,787.54;

- 1) THENCE, along the east line of this parcel, crossing said Lot 1-A and said Kramer Plaza Limited Partnership tract, **South 23°47'45" West 18.70 feet** to a calculated point at the southeast corner of this parcel, being 173.04 feet right of Engineer's Baseline Station 328+96.46;
- 2) THENCE, along the south line of this parcel, crossing said Lot 1-A and said Kramer Plaza Limited Partnership tract, **North 62°14'03" West 28.75 feet** to a calculated point at the southwest corner of this parcel, being 144.98 feet right of Engineer's Baseline Station 329+02.76;
- 3) THENCE, along the west line of this parcel, crossing said Lot 1-A and said Kramer Plaza Limited Partnership tract, **North 15°06'37" East 19.06 feet** to a calculated point at the northwest corner of this parcel, being in the north line of said Lot 1-A and said Kramer Plaza Limited Partnership tract, the south line of said 10 foot wide street dedication and the existing south right-of-way line of Kramer Lane, and being 144.98 feet right of Engineer's Baseline Station 329+21.82;
- 4) THENCE, along the north line of this parcel, being the said north line of said Lot 1-A and said Kramer Plaza Limited Partnership tract, the south line of said 10 foot wide street dedication and the existing south right-of-way line of Kramer Lane, **South 62°20'30" East 31.64 feet** to the POINT OF BEGINNING and containing 0.0129 of one acre (562 square feet) of land within these metes and bounds.

EXHIBIT "B"

City of Austin:	Corridor Program	Parcel 5302.011 TCE
Corridor:	Burnet Road	0.0444 Acres, 1,933 Sq. Ft.
Segment:	BURN-C3	Page 3 of 12
Segment From:	Bright Verde Way	June 15, 2021
Limits To:	Loop 1	
CSJ:	1376-02-042	

DESCRIPTION OF PARCEL 5302.011 TCE

PART 2 0.0180 of one acre (783 square feet)

COMMENCING at a 1/2-inch iron rod found at the northeast corner of said Lot 1-A and said Kramer Plaza Limited Partnership tract, being at the northwest corner of Lot 7-A-1, in said Amended Plat of Lot 7-A of the Resub of Lots 7, 8, & 9, Block A Longhorn Business Park No. 2 and Lot 1, Longhorn Business Park No. 3 subdivision, being in the south line of a 10 foot wide street dedication of record in Book 74, Page 60, Plat Records, Travis County, Texas, and in the existing south right-of-way line of Kramer Lane (70 foot width right-of-way), from which a 1/2-inch iron rod found in the east line of said Lot 1-A and said Kramer Plaza Limited Partnership tract and the west line of said Lot 7-A-1, bears South 15°31'24" West 336.58 feet;

THENCE, along the north line of said Lot 1-A and said Kramer Plaza Limited Partnership tract, the south line of said 10 foot wide street dedication and the existing south right-of-way line of Kramer Lane, North 62°20'30" West 178.67 feet to a calculated point at the most easterly northwest corner of said Lot 1-A and said Kramer Plaza Limited Partnership tract;

THENCE, continuing along the north line of said Lot 1-A and said Kramer Plaza Limited Partnership tract, being the south line of said 10 foot wide right-of-way dedication and existing south right-of-way line of Kramer Lane, with a curve to the left, whose delta angle is 103°15'24", radius is 15.00 feet, an arc distance of 27.03 feet, the chord of which bears South 66°21'43" West 23.52 feet to a calculated point at the most westerly northwest corner of said Lot 1-A and said Kramer Plaza Limited Partnership, being at the southwest corner of said 10 foot wide street dedication, in the east line of that tract described as 0.03 of one acre conveyed to the State of Texas by deed, as recorded in Volume 1061, Page 500, Deed Records, Travis County, Texas, and in the existing east right-of-way line of Burnet Road (FM-1325, 120 foot width right-of-way);

EXHIBIT "B"

City of Austin:	Corridor Program	Parcel 5302.011 TCE
Corridor:	Burnet Road	0.0444 Acres, 1,933 Sq. Ft.
Segment:	BURN-C3	Page 4 of 12
Segment From:	Bright Verde Way	June 15, 2021
Limits To:	Loop 1	
CSJ:	1376-02-042	

DESCRIPTION OF PARCEL 5302.011 TCE

THENCE, along the west line of said Lot 1-A and said Kramer Plaza Limited Partnership tract, the east line of said 0.03 of one acre State of Texas tract and the existing east right-of-way line of Burnet Road, South 15°30'13" West 88.65 feet to a calculated point at the northwest corner of this parcel for the POINT OF BEGINNING, being 56.63 feet right of Engineer's Baseline Station 328+33.90, and having Surface Coordinates of N=10,118,109.77 E=3,120,651.30;

- 1) THENCE, along the north line of this parcel, crossing said Lot 1-A and said Kramer Plaza Limited Partnership tract, **South 74°53'23" East 23.18 feet** to a calculated point at the northeast corner of this parcel, being 79.81 feet right of Engineer's Baseline Station 328+33.90;
- 2) THENCE, along the east line of this parcel, crossing said Lot 1-A and said Kramer Plaza Limited Partnership tract, **South 15°30'13" West 33.55 feet** to a calculated point at the southeast corner of this parcel, being 79.57 feet right of Engineer's Baseline Station 328+00.36;
- 3) THENCE, along the south line of this parcel, crossing said Lot 1-A and said Kramer Plaza Limited Partnership tract, **North 76°01'52" West 23.18 feet** to a calculated point at the southwest corner of this parcel, being in the west line of said Lot 1-A and said Kramer Plaza Limited Partnership tract, being in the east line of said 0.03 of one acre State of Texas tract and the existing east right-of-way line of Burnet Road, and being 56.40 feet right of Engineer's Baseline Station 327+99.90;
- 4) THENCE, along the west line of this parcel, being the said west line of said Lot 1-A and said Kramer Plaza Limited Partnership tract and the east line of said 0.03 of one acre State of Texas tract and the existing east right-of-way line of Burnet Road, **North 15°30'13" East 34.01 feet** to the POINT OF BEGINNING and containing 0.0180 of one acre (783 square feet) of land within these metes and bounds.

EXHIBIT " B

City of Austin:	Corridor Program	Parcel 5302.011 TCE
Corridor:	Burnet Road	0.0444 Acres, 1,933 Sq. Ft.
Segment:	BURN-C3	Page 5 of 12
Segment From:	Bright Verde Way	June 15, 2021
Limits To:	Loop 1	
CSJ:	1376-02-042	

DESCRIPTION OF PARCEL 5302.011 TCE

PART 3 0.0135 of one acre (588 square feet)

COMMENCING at a 1/2-inch iron rod found at the northeast corner of said Lot 1-A and said Kramer Plaza Limited Partnership tract, being at the northwest corner of Lot 7-A-1, in said Amended Plat of Lot 7-A of the Resub of Lots 7, 8, & 9, Block A Longhorn Business Park No. 2 and Lot 1, Longhorn Business Park No. 3 subdivision, being in the south line of a 10 foot wide street dedication of record in Book 74, Page 60, Plat Records, Travis County, Texas, and in the existing south right-of-way line of Kramer Lane (70 foot width right-of-way), from which a 1/2-inch iron rod found in the east line of said Lot 1-A and said Kramer Plaza Limited Partnership tract and the west line of said Lot 7-A-1, bears South 15°31'24" West 336.58 feet;

THENCE, along the north line of said Lot 1-A and said Kramer Plaza Limited Partnership tract, the south line of said 10 foot wide street dedication and the existing south right-of-way line of Kramer Lane, North 62°20'30" West 178.67 feet to a calculated point at the most easterly northwest corner of said Lot 1-A and said Kramer Plaza Limited Partnership tract;

THENCE, continuing along the north line of said Lot 1-A and said Kramer Plaza Limited Partnership tract, being the south line of said 10 foot wide right-of-way dedication and existing south right-of-way line of Kramer Lane, with a curve to the left, whose delta angle is 103°15'24", radius is 15.00 feet, an arc distance of 27.03 feet, the chord of which bears South 66°21'43" West 23.52 feet to a calculated point at the most westerly northwest corner of said Lot 1-A and said Kramer Plaza Limited Partnership, being at the southwest corner of said 10 foot wide street dedication, in the east line of that tract described as 0.03 of one acre conveyed to the State of Texas by deed, as recorded in Volume 1061, Page 500, Deed Records, Travis County, Texas, and in the existing east right-of-way line of Burnet Road (FM-1325, 120 foot width right-of-way);

EXHIBIT “ B

City of Austin:	Corridor Program	Parcel 5302.011 TCE
Corridor:	Burnet Road	0.0444 Acres, 1,933 Sq. Ft.
Segment:	BURN-C3	Page 6 of 12
Segment From:	Bright Verde Way	June 15, 2021
Limits To:	Loop 1	
CSJ:	1376-02-042	

DESCRIPTION OF PARCEL 5302.011 TCE

THENCE, along the west line of said Lot 1-A and said Kramer Plaza Limited Partnership tract, the east line of said 0.03 of one acre State of Texas tract and the existing east right-of-way line of Burnet Road, South 15°30'13" West 370.37 feet to a calculated point at the northwest corner of this parcel for the POINT OF BEGINNING, being 54.69 feet right of Engineer's Baseline Station 325+52.18, and having Surface Coordinates of N=10,117,838.30 E=3,120,575.99;

- 1) THENCE, along the north line of this parcel, crossing said Lot 1-A and said Kramer Plaza Limited Partnership tract, **South 74°31'26" East 24.00 feet** to a calculated point at the northeast corner of this parcel, being 78.69 feet right of Engineer's Baseline Station 325+52.03;
- 2) THENCE, along the east line of this parcel, crossing said Lot 1-A and said Kramer Plaza Limited Partnership tract, **South 15°28'34" West 24.50 feet** to a calculated point at the southeast corner of this parcel, being in the south line of said Lot 1-A and said Kramer Plaza Limited Partnership tract, and in the north line of Lot 1, Block A, Resubdivision of Lot 2, Longhorn Business Park No. 3 and Lots A and B, Block A, Resubdivision of Lots 1, 2 & 3, Block A, Longhorn Business Park No. 2, a subdivision of record in Document No. 201600165, Official Public Records, Travis County, Texas, and being 78.53 feet right of Engineer's Baseline Station 325+27.53;
- 3) THENCE, along the south line of this parcel being the said south line of said Lot 1-A and said Kramer Plaza Limited Partnership tract, and the north line of said Lot 1, **North 74°35'32" West 24.01 feet** to a mag nail with "McGray McGray" metal washer set at the southwest corner of this parcel and said Lot 1-A and said Kramer Plaza Limited Partnership tract, being at the northwest corner of said Lot 1, and being in the east line of said 0.03 of one acre State of Texas tract and the existing east right-of-way line of Burnet Road, being 54.53 feet right of Engineer's Baseline Station 325+27.65;

EXHIBIT "B"

City of Austin:	Corridor Program	Parcel 5302.011 TCE
Corridor:	Burnet Road	0.0444 Acres, 1,933 Sq. Ft.
Segment:	BURN-C3	Page 7 of 12
Segment From:	Bright Verde Way	June 15, 2021
Limits To:	Loop 1	
CSJ:	1376-02-042	

DESCRIPTION OF PARCEL 5302.011 TCE

- 4) THENCE, along the west line of this parcel, being the said west line of said Lot 1-A and said Kramer Plaza Limited Partnership tract, the east line of said 0.03 of one acre State of Texas tract and the existing east right-of-way line of Burnet Road, **North 15°30'13" East 24.53 feet** to the POINT OF BEGINNING and containing 0.0135 of one acre (588 square feet) of land within these metes and bounds.

Part 1	0.0129 Ac.	(562 Sq. Ft.)
Part 2	0.0180 Ac.	(783 Sq. Ft.)
Part 3	0.0135 Ac.	(588 Sq. Ft.)
Total	0.0444 Ac.	(1,933 Sq. Ft.)

Notes

1. All bearings and coordinates described herein are based on the Texas Coordinate System (TCS), Central Zone (4203), North American Datum of 1983 (NAD 83) 2011 Adjustment, Epoch 2010.00. All distances and coordinates described herein are Surface and may be converted to Grid by dividing the combined Adjustment Factor of 1.00011. All measurements are in U.S. Survey Feet.
2. A parcel plat of even date was prepared in conjunction with this property description.
3. **The monument(s) described as "calculated" may be set with a typical ROW/Easement marker, after acquisition is completed, under the supervision of a Registered Professional Land Surveyor, either employed or retained by the City of Austin.
4. Stations and offsets are relative to Corridor Centerline provided by Engineer on 05/12/2020.

EXHIBIT "B"

City of Austin: Corridor Program
Corridor: Burnet Road
Segment: BURN-C3
Segment From: Bright Verde Way
Limits To: Loop 1
CSJ: 1376-02-042

Parcel 5302.011 TCE
0.0444 Acres, 1,933 Sq. Ft.
Page 8 of 12
June 15, 2021

DESCRIPTION OF PARCEL 5302.011 TCE

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



06/15/2021

Chris Conrad, Reg. Professional Land Surveyor No. 5623

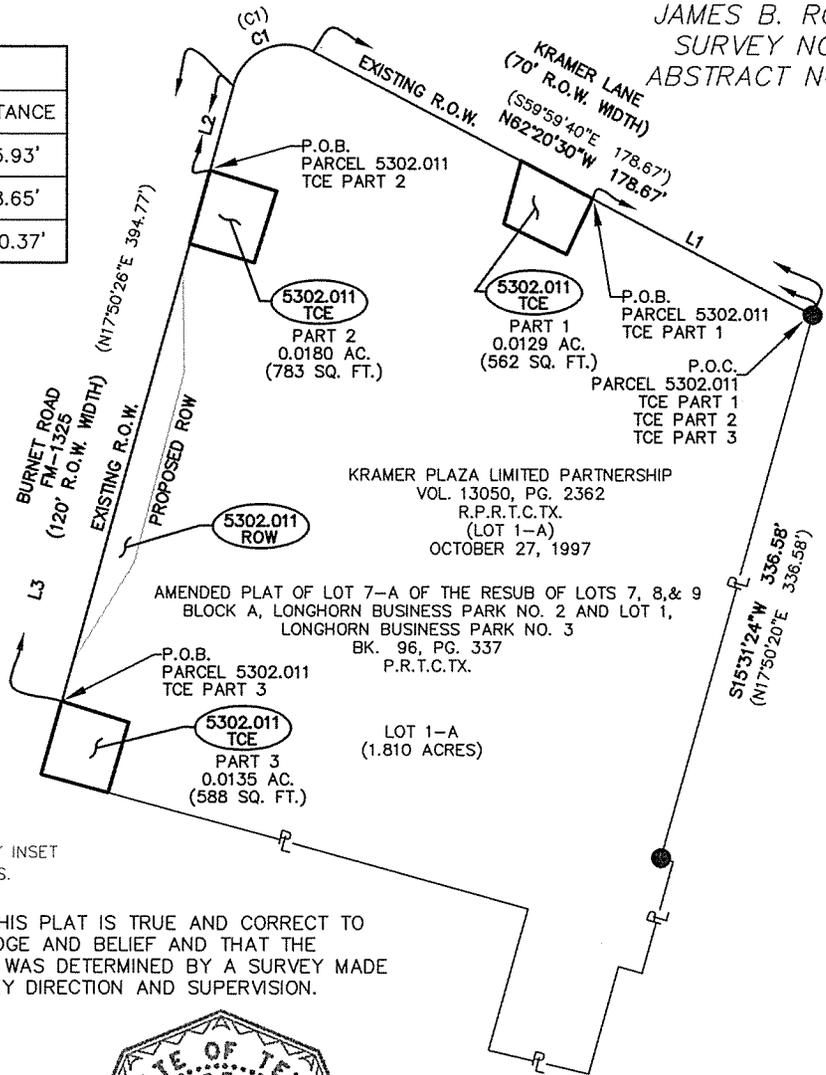
Date

M:/COA-CORRIDORS-2018/CDM Smith-18-046_Burnet Road/Descriptions/Parcel 5302.011 TCE

AUSTIN GRID K-33
PARCEL ID: 548004

JAMES B. ROGERS
SURVEY NO. 19
ABSTRACT NO. 659

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N62°20'30"W	75.93'
L2	S15°30'13"W	88.65'
L3	S15°30'13"W	370.37'



NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM (TCS), CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (NAD 83) 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING THE COMBINED ADJUSTMENT FACTOR OF 1.00011. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
2. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
3. **THE MONUMENT(S) DESCRIBED AS "CALCULATED" MAY BE SET WITH TYPICAL ROW/EASEMENT MARKER, AFTER ACQUISITION IS COMPLETED, UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY THE CITY OF AUSTIN.
4. STATIONS AND OFFSETS ARE RELATIVE TO CORRIDOR CENTERLINE PROVIDED BY ENGINEER ON 5/12/2020.

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	27.03'	15.00'	103°15'24"	S66°21'43"W	23.52'
(C1)	(27.04')	(15.00')	(103°16'39")	(N68°42'33"E)	(23.52')

REVISIONS	
-	-
-	-

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

CITY OF AUSTIN - CORRIDOR PROGRAM

BURNET ROAD CORRIDOR, SEGMENT C3

PARCEL PLAT - 5302.011 TCE

PART 1	0.0129 ACRES, (562 SQ. FT.)
PART 2	0.0180 ACRES, (783 SQ. FT.)
PART 3	0.0135 ACRES, (588 SQ. FT.)
TOTAL	0.0444 ACRES, (1,933 SQ. FT.)

CSJ: 1376-02-042 AUSTIN GRID# K-33

SURVEY DATE: 06/15/2021 PROJECT: 18-046

REVISION DATE: PROPERTY ID: 548004

SCALE: N.T.S. PAGE: 9 OF 12

PROPERTY INSET
N.T.S.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.



06/15/2021

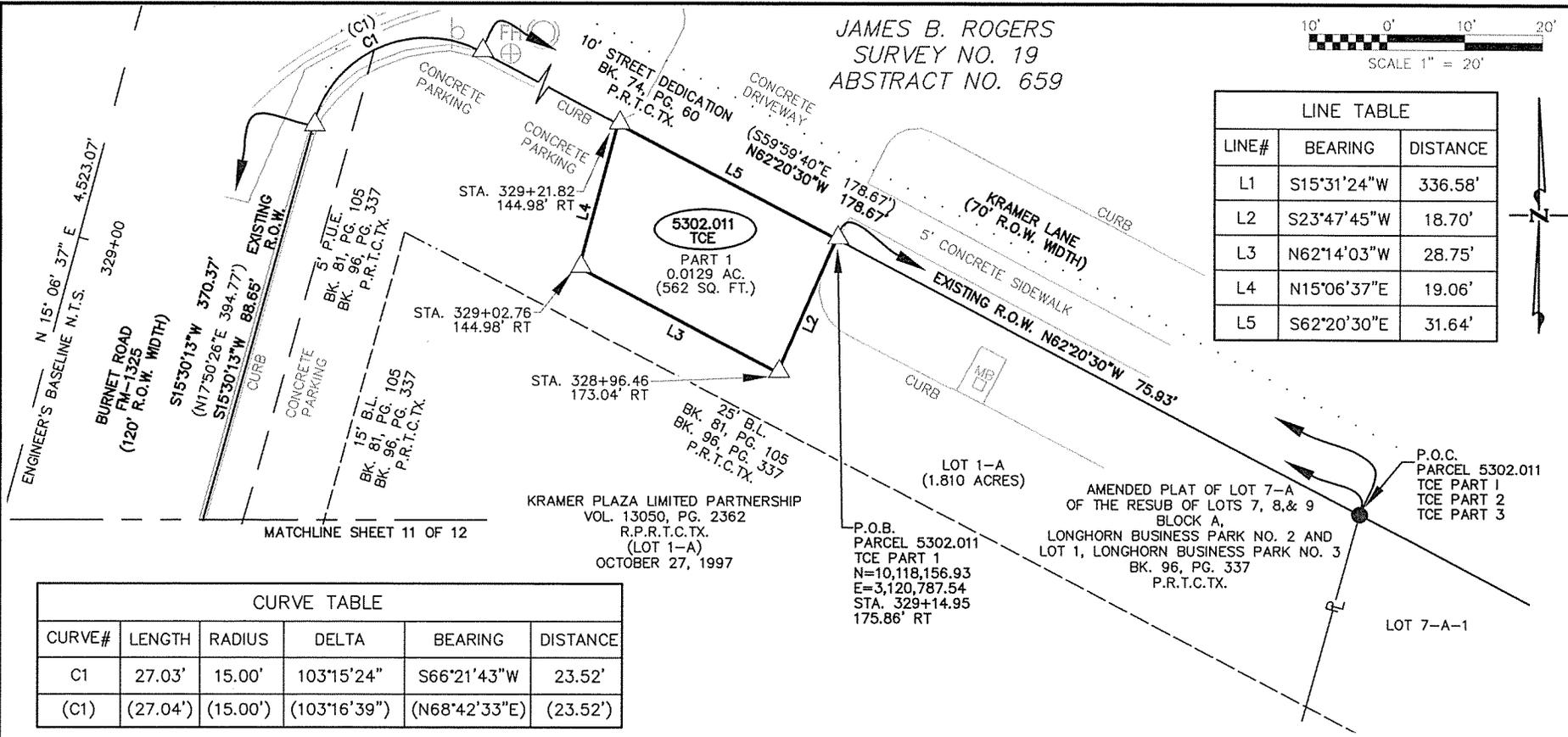
CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.

EXHIBIT "B"

JAMES B. ROGERS
SURVEY NO. 19
ABSTRACT NO. 659



LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S15°31'24"W	336.58'
L2	S23°47'45"W	18.70'
L3	N62°14'03"W	28.75'
L4	N15°06'37"E	19.06'
L5	S62°20'30"E	31.64'



CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	27.03'	15.00'	103°15'24"	S66°21'43"W	23.52'
(C1)	(27.04')	(15.00')	(103°16'39")	(N68°42'33"E)	(23.52')

LEGEND

- FOUND COTTON SPINDLE
- FOUND IRON ROD 5/8" WITH PLASTIC CAP (AS NOTED)
- CALCULATED POINT, NOT SET
- FOUND TXDOT TYPE II MONUMENT
- 1/2" IRON ROD FOUND
- PROPERTY LINE (OWNERSHIP DIVISION)
- DISTANCE NOT TO SCALE
- DEED LINE (OWNERSHIP IN COMMON)
- PARCEL NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT
- (XXXX) RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- UNKNOWN MANHOLE
- COMMUNICATION MANHOLE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- N.T.S. NOT TO SCALE
- D.R.T.C.T.X. DEED RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T.X. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.T.X. PLAT RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T.X. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- GAS PIPELINE MARKER
- WATER METER
- WATER VALVE
- UNKNOWN VAULT
- POWER POLE
- SIGN
- TRAFFIC CONTROL BOX
- MB MAIL BOX ON CONCRETE PAD
- IC IRRIGATION CONTROL VALVE

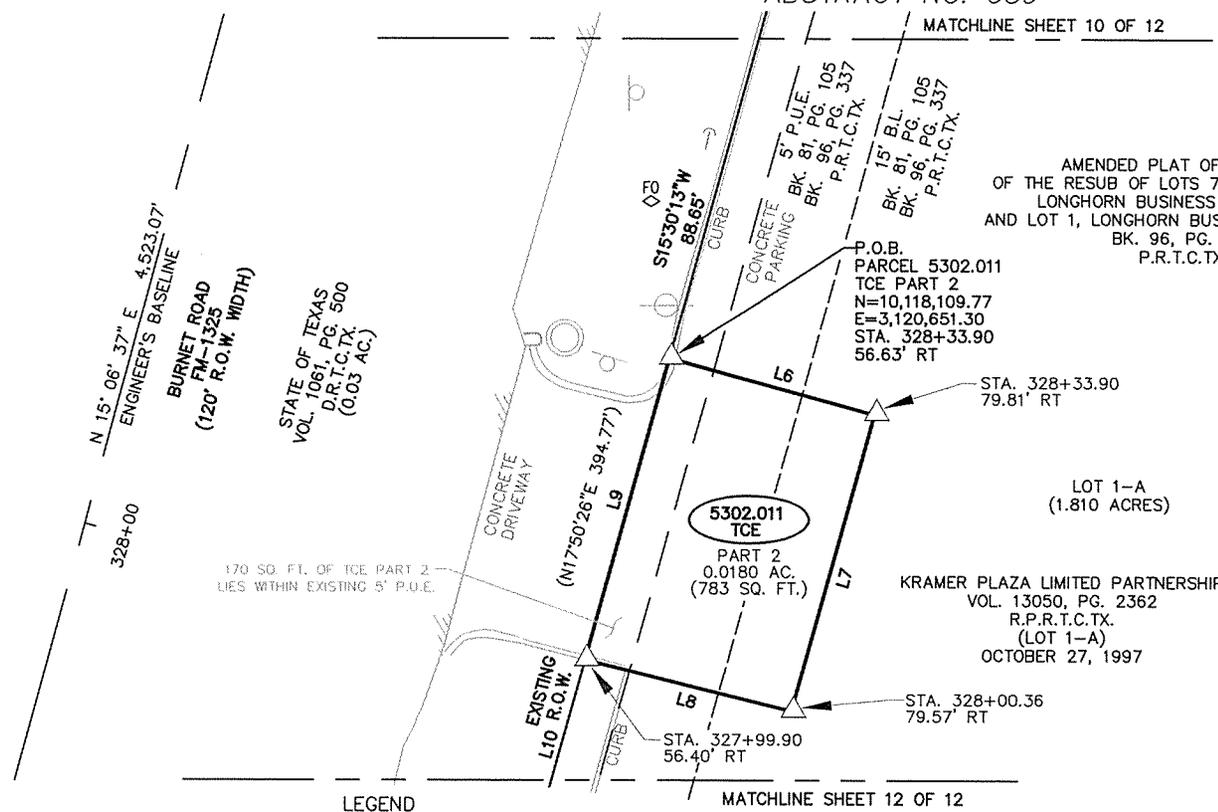
McGRAY & McGRAY
LAND SURVEYORS, INC.

3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

CITY OF AUSTIN - CORRIDOR PROGRAM	
BURNET ROAD CORRIDOR, SEGMENT C3	
PARCEL PLAT - 5302.011 TCE	
0.0444 ACRES, (1,933 SQ. FT.)	
CSJ: 1376-02-042	AUSTIN GRID# K-33
SURVEY DATE: 06/15/2021	PROJECT: 18-046
REVISION DATE:	PROPERTY ID: 548004
SCALE: 1" = 20'	PAGE: 10 OF 12

EXHIBIT B

JAMES B. ROGERS
SURVEY NO. 19
ABSTRACT NO. 659



AMENDED PLAT OF LOT 7-A
OF THE RESUB OF LOTS 7, 8, & 9 BLOCK A,
LONGHORN BUSINESS PARK NO. 2
AND LOT 1, LONGHORN BUSINESS PARK NO. 3
BK. 96, PG. 337
P.R.T.C.TX.

P.O.B.
PARCEL 5302.011
TCE PART 2
N=10,118,109.77
E=3,120,651.30
STA. 328+33.90
56.63' RT

STA. 328+33.90
79.81' RT

LOT 1-A
(1.810 ACRES)

KRAMER PLAZA LIMITED PARTNERSHIP
VOL. 13050, PG. 2362
R.P.R.T.C.TX.
(LOT 1-A)
OCTOBER 27, 1997

170 SQ. FT. OF TCE PART 2
LIES WITHIN EXISTING 5' P.U.E.

LINE TABLE		
LINE#	BEARING	DISTANCE
L6	S74°53'23"E	23.18'
L7	S15°30'13"W	33.55'
L8	N76°01'52"W	23.18'
L9	N15°30'13"E	34.01'
L10	S15°30'13"W	247.72'

LEGEND

- FOUND COTTON SPINDLE
- FOUND IRON ROD 5/8" WITH PLASTIC CAP (AS NOTED)
- CALCULATED POINT, NOT SET
- FOUND TXDOT TYPE II MONUMENT
- 1/2" IRON ROD FOUND
- PROPERTY LINE (OWNERSHIP DIVISION)
- DISTANCE NOT TO SCALE
- DEED LINE (OWNERSHIP IN COMMON)
- PARCEL NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT
- (XXXX) RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- UNKNOWN MANHOLE
- COMMUNICATION MANHOLE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- N.T.S. NOT TO SCALE
- D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- GAS PIPELINE MARKER
- WATER METER
- WATER VALVE
- UNKNOWN VAULT
- POWER POLE
- SIGN
- TRAFFIC CONTROL BOX
- DOWN GUY
- FIBER OPTIC MARKER
- IRRIGATION CONTROL VALVE

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

CITY OF AUSTIN - CORRIDOR PROGRAM	
BURNET ROAD CORRIDOR, SEGMENT C3	
PARCEL PLAT - 5302.011 TCE	
0.0444 ACRES, (1,933 SQ. FT.)	
CSJ: 1376-02-042	AUSTIN GRID# K-33
SURVEY DATE: 06/15/2021	PROJECT: 18-046
REVISION DATE:	PROPERTY ID: 548004
SCALE: 1" = 20'	PAGE: 11 OF 12

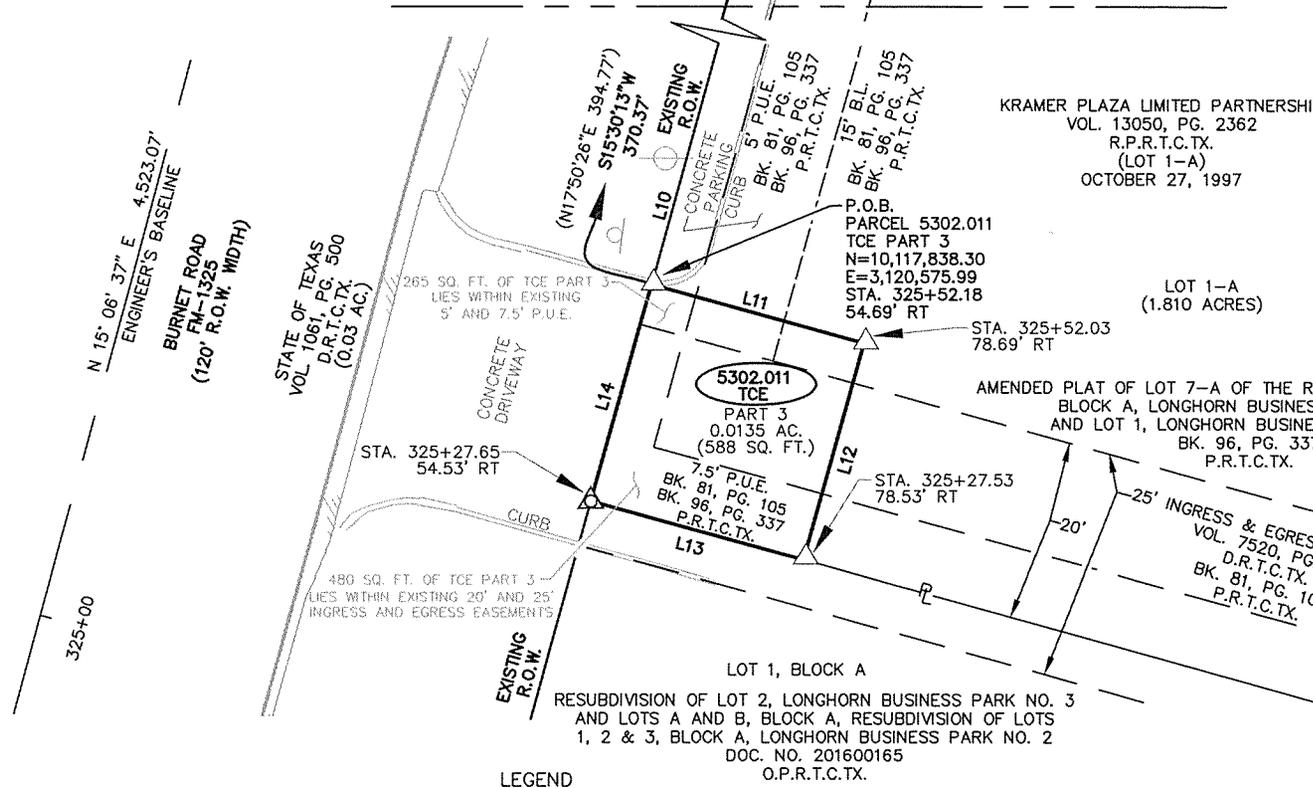
EXHIBIT "B"

JAMES B. ROGERS
SURVEY NO. 19
ABSTRACT NO. 659

MATCHLINE SHEET 11 OF 12



LINE TABLE		
LINE#	BEARING	DISTANCE
L10	S15°30'13"W	247.72'
L11	S74°31'26"E	24.00'
L12	S15°28'34"W	24.50'
L13	N74°35'32"W	24.01'
L14	N15°30'13"E	24.53'



KRAMER PLAZA LIMITED PARTNERSHIP
VOL. 13050, PG. 2362
R.P.R.T.C.T.X.
(LOT 1-A)
OCTOBER 27, 1997

LOT 1-A
(1.810 ACRES)
AMENDED PLAT OF LOT 7-A OF THE RESUB OF LOTS 7, 8, & 9
BLOCK A, LONGHORN BUSINESS PARK NO. 2
AND LOT 1, LONGHORN BUSINESS PARK NO. 3
BK. 96, PG. 337
P.R.T.C.T.X.

LOT 1, BLOCK A
RESUBDIVISION OF LOT 2, LONGHORN BUSINESS PARK NO. 3
AND LOTS A AND B, BLOCK A, RESUBDIVISION OF LOTS
1, 2 & 3, BLOCK A, LONGHORN BUSINESS PARK NO. 2
DOC. NO. 201600165
O.P.R.T.C.T.X.

LEGEND

- | | | | |
|--|--|--|---|
| | MAG NAIL WITH "MCGRAY MCGRAY" METAL WASHER SET | | P.O.B. POINT OF BEGINNING |
| | FOUND IRON ROD 5/8" WITH PLASTIC CAP (AS NOTED) | | P.O.C. POINT OF COMMENCING |
| | CALCULATED POINT, NOT SET | | N.T.S. NOT TO SCALE |
| | FOUND TXDOT TYPE II MONUMENT | | D.R.T.C.T.X. DEED RECORDS TRAVIS COUNTY, TEXAS |
| | 1/2" IRON ROD FOUND | | O.P.R.T.C.T.X. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS |
| | PROPERTY LINE (OWNERSHIP DIVISION) | | P.R.T.C.T.X. PLAT RECORDS TRAVIS COUNTY, TEXAS |
| | DISTANCE NOT TO SCALE | | R.P.R.T.C.T.X. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS |
| | DEED LINE (OWNERSHIP IN COMMON) | | GAS PIPELINE MARKER |
| | PARCEL NUMBER | | WATER METER |
| | P.U.E. PUBLIC UTILITY EASEMENT | | WATER VALVE |
| | (XXXX) RECORD INFORMATION | | UNKNOWN VAULT |
| | R.O.W. RIGHT-OF-WAY | | POWER POLE |
| | UNKNOWN MANHOLE | | SIGN |
| | COMMUNICATION MANHOLE | | TRAFFIC CONTROL BOX |
| | | | IRRIGATION CONTROL VALVE |

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

CITY OF AUSTIN - CORRIDOR PROGRAM	
BURNET ROAD CORRIDOR, SEGMENT C3	
PARCEL PLAT - 5302.011 TCE	
0.0444 ACRES, (1,933 SQ. FT.)	
CSJ: 1376-02-042	AUSTIN GRID# K-33
SURVEY DATE: 06/15/2021	PROJECT: 18-046
REVISION DATE:	PROPERTY ID: 548004
SCALE: 1" = 20'	PAGE: 12 OF 12

EXHIBIT " B